

AGENDA
ZONING REVIEW BOARD
JUNE 9, 2005
6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR
MARKED AGENDA

CONTINUED FROM JUNE 2, 2005

Z-05-29 – An Ordinance to rezone from the R-4 (Single Family Residential) District to the PD-H (Planned Development-Housing) District, property located at **2115 and 2117 Howell Mill Road, N.W.** fronting approximately 200 feet on the east side of Howell Mill Road and approximately 855 feet to the northwest right-of-way of McKinley Road.

Depth: varies. Area: .900 acres. Land Lot 153 and 154. 17th District, Fulton County, Georgia.

OWNER: MATTHEW W. HUMPHREYS

APPLICANT: RANDY E. PIMSLER

NPU-C **DENIAL** COUNCIL DISTRICT 8

STAFF RECOMMENDATION: DENIAL

ZRB RECOMMENDATION: 60 DAY DEFERRAL-AUGUST 2005

NEW CASES:

Z-05-21 – An Ordinance to rezone from the R-G-2 (Residential General-Sector 2) District to the R-4B (Single Family Residential) District, property located at **485 Cleveland Avenue, S.E.**, fronting approximately 446 feet on the south west side of Cleveland Avenue and approximately 255 feet west of Jonesboro Road. Depth: Varies; Area: 5.81 acres; Land Lots 28, 29, 36 and 37. 14th District, Fulton County, Georgia.

OWNER: DAVE DIXON

APPLICANT: TERRY OWENS

NPU-Z **NO VOTE ON FILE** COUNCIL DISTRICT 12

STAFF RECOMMENDATION APPROVAL-CONDITIONAL

ZRB RECOMMENDATION 30 DAY DEFERRAL-JULY 2005

Z-05-22 – An Ordinance to rezone from the I-1-C (Light Industrial Conditional) District to the LW (Live Work) District, property located at **1770 and 1776 Wade Avenue, N.E.**, fronting approximately 129 feet on the north side of Wade Avenue and approximately 283 feet on the west side of Rogers Street. Property is located at the northwest corner of the intersection of Wade Avenue and Rogers Street. Depth: Varies; Area: .653 acres; Land Lot 211, 15th District, Dekalb County, Georgia.

OWNER: THE RIGHT PATH, LLC

APPLICANT: ERIC KRONBERG

NPU-O **APPROVAL** COUNCIL DISTRICT 5

STAFF RECOMMENDATION APPROVAL CONDITIONAL

ZRB RECOMMENDATION APPROVAL CONDITIONAL

Z-05-25 – An Ordinance to rezone from the R-3 (Single Family Residential) District to the PD=H (Planned Development) District, property located at **4141, 4121 and 4161 Wieuca Road, N.E.**, fronting approximately 632 feet on the northeast side of Wieuca Road and approximately 361 feet west of Georgia 400. Depth: Varies; Area: 6.224 acres; Land Lot 64, 17th District, Fulton County, Georgia.

OWNER: CARROLL I. KELLEY, ET.AL.

APPLICANT: 4141 WIECUA ASSOCIATES, LLC.

NPU-B **APPROVAL** COUNCIL DISTRICT 7

STAFF RECOMMENDATION APPROVAL-CONDITIONAL

ZRB RECOMMENDATION APPROVAL CONDITIONAL

Z-05-28 – An Ordinance to rezone from the R-LC-C (Residential Limited Commercial Conditional) District to the C-1 (Community Business) District, property located at **2858, 2860, 2862 and 2870 Piedmont Road, N.E.**, fronting approximately 240 feet on the west side of Piedmont Road and approximately 359 feet north of the intersection of North Hills Drive and Piedmont Road.

Depth: varies. Area: 1.709 acres. Land Lot 60. 17th District, Fulton County, Georgia.

OWNER: MERRITT FAMILY PARTNERSHIP SL LP c/o John Merritt, General Partner

APPLICANT: MIKE KASHANI

NPU-B **DEFERRAL** COUNCIL DISTRICT 7

STAFF RECOMMENDATION DENIAL

ZRB RECOMMENDATION 30 DAY DEFERRAL- JULY 2005

Z-05-32/Z-01-63 –An Ordinance to amend Ordinance 02-O-0049 adopted by City Council March 4, 2002 and approved by action of law on March 12, 2002, regarding zoning conditions for property located at **456, 460, 460 and 468 Patterson Avenue, S.E. (formerly one lot addressed as 460 Patterson Avenue S.E.)** for the purpose of a change of conditions. Land Lot 177. 15th District, Dekalb County, Georgia.

OWNER: NORTHBROOKE HOMES, INC./GUS POUNDS

APPLICANT: JAMES BAILEY

NPU-W **APPROVAL CONDITIONAL** COUNCIL DISTRICT 5

STAFF RECOMMENDATION APPROVAL

ZRB RECOMMENDATION APPROVAL CONDITIONAL

Z-05-34– An Ordinance to rezone from the R-5 (Single Family Residential) District to the PD-H (Planned Development-Housing) District, property located at **848 Confederate Avenue, S.E. (rear)**. Property has no frontage on a public right-of-way, accessible via a private 10 feet wide alley located approximately 99 feet south of Delmar Avenue. Property located at the dead end of the alley. Depth: varies. Area: 1.05 acres; Land Lot 22, 14th District, Fulton County, Georgia.

OWNER: CHARLES B. WOOD

APPLICANT: ROBERT REED

NPU-W **REMOVED FROM AGENDA** COUNCIL DISTRICT 1

STAFF RECOMMENDATION DENIAL

ZRB RECOMMENDATION 60 DAY DEFERRAL-AUGUST 2005

DEFERRED CASE:

Z-04-51 – An Ordinance to rezone from the I-1 (Light Industrial) District to the PD-MU (Planned Development-Mixed Use) District, property located at **166 16th Street, N.W.**, fronting 136.90 feet on the south side of 16th Street beginning at the southeast corner of Fowler Street. Depth: 361 feet; Area: 1.307 acres; Land Lot 108, 17th District, Fulton County, Georgia.

OWNER: MADISON MIDTOWN, LLC

APPLICANT: J. CHARLES HENDON

BY: CARL E. WESTMORELAND, JR., ATTORNEY

NPU-E **NO VOTE RECORDED** COUNCIL DISTRICT 2

STAFF RECOMMENDATION DEFERRAL

ZRB RECOMMENDATION 120 DAY DEFERRAL-OCTOBER 2005

U-05-06 – An Ordinance granting a Special Use Permit for a Day Care Center (Section 16-06.005 (1) (b) property located at **567 Hamilton E. Holmes Drive (f.k.a. Hightower Road), N.W.** fronting approximately 255feet on the easterly side of Hamilton E. Holmes Drive and approximately 150 feet south of the intersection of Oldknow Road and Hamilton E. Holmes Drive. Depth: Varies. Area: 3.99 acres. Land Lot 207, 14th District, Fulton County, Georgia

OWNER: ROBERT N. DUMAS

APPLICANT: ROBERT N. DUMAS

NPU-J **APPROVAL** COUNCIL DISTRICT 9

STAFF RECOMMENDATION APPROVAL-CONDITIONAL

ZRB RECOMMENDATION APPROVAL-CONDITIONAL

END OF AGENDA